Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	67 McCurdy Road Herne Hill VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$639,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$532,500	Property type	House	Suburb	Herne Hill
Period-from	01 Sep 2019	to	31 Aug 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
57 Itkeston Street Herne Hill VIC 3218	$651,000	20-May-20
6 Everett Close Herne Hill VIC 3218	$635,000	30-Mar-20
12 Edinburgh Avenue Herne Hill VIC 3218	$645,000	22-May-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 September 2020

GARTLAND
PROPERTY

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57 Itkeston Street Herne Hill VIC 3218

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Sold Price **$651,000** Sold Date **20-May-20**

Distance **0.13km**



6 Everett Close Herne Hill VIC 3218

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Sold Price **$635,000** Sold Date **30-Mar-20**

Distance **0.8km**



12 Edinburgh Avenue Herne Hill VIC 3218

3 1 2

Sold Price **$645,000** Sold Date **22-May-20**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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